JM Sorge, Inc.

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April 17, 1991

Mr. Barry Edelman
K. Hovnanian Company
10 Highway 35
P O Box 500
Red Bank, NJ 07701

Re: Natural Juice Co., Norfolk St., Newark, NJ
Proposed Sampling

Dear Mr. Edelman:

J M Sorge, Inc. (JMS) was contacted by Mr. Robert Schwartz of K. Hovnanian Company regarding the Natural Juice Company facility located at 222 Norfolk Street in Newark, NJ, on Site E of the University Heights redevelopment area. As requested by Mr. Schwartz, we contacted Marshall Cooper of the City of Newark to arrange to visit the facility to determine the possible need for environmental testing. JMS personnel inspected the facility of April 15, 1991. The following is a brief review of the findings of the inspection. Also included are proposed sampling recommendations and estimated costs as requested by Mr. Schwartz.

RESULTS OF INSPECTION

In general, the facility is in good condition and appears to have been well maintained. There are no transformers on the property. The facility is served by the municipal sanitary sewer and water supply systems; there are no known wells, septic systems or dry wells on the property. The facility is currently gas heated. A number of floor drains were observed throughout the facility. For the most part these received condensation from refrigeration units and floor washings. One drain received an oily discharge from a bank of compressors. However, because all of the drains are believed to be connected to the municipal sanitary system they are not believed to represent a problem. All of the pipe and boiler insulation observed appears to be fiberglass, no asbestos or suspected asbestos containing materials were observed.

A number of out of service boilers and water heaters were observed, as well as a small out-of-service refuse incinerator. It could not be determined during the inspection if these were gas or oil-fired. In the parking area located off of West Market Street, an asphalt patch was observed in an area that would be adjacent to one of the out-of-service boiler locations. The survey of the site provided by Mr. Thomas McHugh, General Manager of Natural Juice Co., showed the area in question as being unpaved. No tank vents or fill ports were observed. This area is of concern because it may be, or may have been, the location of an underground fuel oil storage tank used to service the boilers, etc.

Also, located in the parking area off of West Market Street, is a 3000-gallon underground storage tank containing diesel fuel for company vehicles. The surface above the tank is covered by a concrete pad surrounded with asphaltic pavement. Both the concrete and asphalt are seriously degraded and evidence of surface spillage was apparent. This area is also considered an environmental concern on this site.

PROPOSED TESTING

The diesel tank area and the possible fuel oil tank area are the only areas of environmental concern identified. The following testing is proposed to evaluate the potential environmental concerns in each area.

In the diesel tank area the following scope of work will be conducted. First, the depth to base of the tank will be determined. Then the length of the tank will be determined by means of an electromagnetic tank and line locator. Once these measurements have been determined, one (1) soil boring will be installed along each side and end of the tank. The borings will be extended to a depth corresponding to the base level of the tank. One (1) soil sample will be collected from the 6-inch soil interval immediately below the tank base level. Each of the samples will be analyzed for petroleum hydrocarbons (PHC). The sample with the highest PHC concentration will also be analyzed for base neutral extractable organic compounds with a forward library

search (BN+). Cuttings from each boring will be visually observed and screened using a photoionization organic vapor detector for indications of contamination. If obvious contamination is identified in the field, additional borings will be installed to delineate the vertical and horizontal extent of contamination. A maximum of 8 samples will be submitted for PHC analysis. Samples selected for analysis will be chosen on the basis of field indications. Only the samples likely to produce the most accurate delineation of the contamination present will be submitted.

In the possible former tank location, an electromagnetic survey will be conducted in order to determine if a tank is present. If a tank is identified, four borings will be installed around it as described above. If no tank is identified, three borings will be installed along the center line of the patched area. Samples will be collected from each of the borings and analyzed for PHC. The sample containing the highest concentration of PHC will also be analyzed for BN+.

Following receipt of the analytical results, approximately 4 weeks following sampling, a complete report documenting our field activities and findings will be prepared. The report will include complete quality assurance/quality control documentation and our recommendations for site remediation if appropriate. Estimated costs for the closure of the existing tank and any site remediation that may be necessary will be included.

ESTIMATED COSTS

Sampling - Drill Rig 1 - 2 days @$1000	$ 1,000 - 2,000
Sampling Crew - 1 - 2 days @$850	850 - 1,700
Equipment/Supplies	200 - 300
Analysis	
7 - 12 PHC @$70	490 - 840
2 - BN+ @$400	800
Project Management/Data Review/Reporting	2,000
Estimated Project Total	$ 5,340 - 7,640

All work will be billed on a time and materials basis in accordance with the attached schedule of fees. Project costs will not exceed the authorized amount without approval from K. Hovnanian Co.

If you have any questions regarding this proposal, please call me at your convenience. If the proposal is acceptable, please sign the attached authorization page and return it to me at your earliest convenience.

Sincerely,

Michael McGowan
Senior Geologist

MM/nk

Enclosure